

Minutes of the Houston Planning Commission

(A CD/DVD of the full proceedings is on file in the Planning and Development Department)

June 21, 2018

Meeting held in

Council Chambers, Public Level, City Hall Annex

2:30 p.m.

Call to Order

Vice Chair M. Sonny Garza called the meeting to order at 2:54 p.m. with a quorum present.

Martha L. Stein, Chair	Absent
M. Sonny Garza, Vice Chair	
Susan Alleman	Absent
Bill Baldwin	
Fernando L. Brave	Absent
Antoine Bryant	Absent
Lisa Clark	
Mark A. Kilkenny	Left at 4:31 p.m. during item #109
Lydia Mares	
Christina Morales	
Paul R. Nelson	Absent
Linda Porrás-Pirtle	Absent
Ian Rosenberg	
Megan R. Sigler	
Zafar Tahir	
Meera D. Victor	Absent
Mark Mooney for	Absent
The Honorable James Noack	
Maggie Dalton for	
The Honorable Robert E. Hebert	
Loyd Smith for	
The Honorable Ed Emmett	

EXOFFICIO MEMBERS

Carol A. Lewis
Carol Haddock
Yuhayna H. McCoy

Executive Secretary

Patrick Walsh, P.E., Director, Planning and Development

DIRECTOR'S REPORT

The Director's Report was given by Michael Kramer, Assistant Director, Planning and Development Department.

APPROVAL OF THE JUNE 7, 2018 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the June 7, 2018 Planning Commission meeting minutes.

Motion: **Clark** Second: **Mares** Vote: **Carries** Abstaining: **Kilkenny**

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 88)

Items removed for separate consideration **60 and 73**.

Staff recommendation: Approve staff’s recommendations for items **1 –88**, subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for items **1 –88**, subject to the CPC 101 form conditions.

Motion: **Kilkenny** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**

Commissioner Morales recused herself.

Staff recommendation: Approve staff’s recommendations for item **73** subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for item **73** subject to the CPC 101 form conditions

Motion: **Baldwin** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

Commissioner Morales returned.

Staff recommendation: Approve staff’s recommendations for item **60** subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for item **60** subject to the CPC 101 form conditions

Motion: **Mares** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**

Speaker: Amy Peck with Council Member’s Stardig’s office – supportive.

C PUBLIC HEARINGS

89 Glen Lee Place partial replat no 1 C3N Approve

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Motion: **Mares** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

90 Houston Community College C3N Approve
Auxiliary Reserve

Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions and with the conditions the applicant coordinates with the Midtown TIRZ and Management District to provide larger sidewalks along Crawford Street and Winbern Avenue.

Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

Speaker: Mikalla Hodges, applicant – supportive.

- 91 Inway Oaks Estates Sec 1 partial replat no 1 C3N Approve**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Approved the plat subject to the CPC 101 form conditions.
 Motion: **Kilkenny** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 92 MacGregor Park Estates Sec 1 partial replat no 1 C3N Defer**
 Staff recommendation: Defer the application for two weeks for further study and review.
 Commission action: Deferred the application for two weeks for further study and review.
 Motion: **Sigler** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
- 93 Palisades Park C3N Defer**
 Staff recommendation: Defer the application for two weeks per the applicant's request.
 Commission action: Deferred the application for two weeks per the applicant's request.
 Motion: **Baldwin** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
- 94 Pinecrest Sec 2 partial replat no 1 C3N Approve**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Approved the plat subject to the CPC 101 form conditions.
 Motion: **Sigler** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 95 Sandy Side Addition partial replat no 1 C3N Withdrawn**
- 96 Shadyvilla Addition no 2 partial replat no 7 C3N Approve**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Approved the plat subject to the CPC 101 form conditions.
 Motion: **Kilkenny** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
- 97 Westheimer Gardens partial replat no 2 replat no 1 C3N Approve**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Approved the plat subject to the CPC 101 form conditions.
 Motion: **Tahir** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
 Speakers: Janet Zuniga, Rudy Sura and Salvador Salgado – opposed.

D VARIANCES

Commissioners Rosenberg and Sigler recused themselves.

- 98 East River GP GP Approve**
 Staff recommendation: Grant the special exception(s) one and two, deny special exception three and the variance, and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the special exception(s) and the variance, and approved the plat subject to the CPC 101 form conditions.
 Motion: **Kilkenny** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
 Speakers: Samuel Dike, Council Member Davis' Office, Mary Lou Henry, applicant, Tracy Youngblood, applicant, Jose Solis, David Hightower, applicant – supportive.

99 Hidden Acres Village C3P Defer
Staff recommendation: Defer the application for two weeks per the applicant's request.
Commission action: Deferred the application for two weeks per the applicant's request.
Motion: **Sigler** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

100 Kansas Trails C2R Defer
Staff recommendation: Defer the application for two weeks per the applicant's request.
Commission action: Deferred the application for two weeks per the applicant's request.
Motion: **Rosenberg** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

Items 101 and 102 were taken together at this time.

101 Lakewood Pines GP Defer
102 Lakewood Pines Sec 10 C3P Defer
Staff recommendation: Defer the application(s) for two weeks per the applicant's request.
Commission action: Deferred the application(s) for two weeks per the applicant's request.
Motion: **Smith** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

103 Landmark on Gosling C2 Defer
Staff recommendation: Defer the application for two weeks per the applicant's request.
Commission action: Deferred the application for two weeks per the applicant's request.
Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

104 Ottos BBQ C2R Approve
Staff recommendation: Grant the variance(s) and approve the plat(s) subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat(s) subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
Speakers: Bryan Baccus and William Hosecey – opposed; Nichole Bowden, applicant and Bill Swawe- supportive.

105 Turtle Pines C2 Withdrawn

Items 106 and 107 were taken together at this time.

106 Ventana Lakes East GP Defer
107 Ventana Lakes East Sec 1 C3P Defer
Staff recommendation: Defer the application(s) for two weeks per the applicant's request.
Commission action: Deferred the application(s) for two weeks per the applicant's request.
Motion: **Baldwin** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

108 Jasmine Heights Sec 12 C3P Approve
Staff recommendation: Grant the special exception(s) and approve the plat subject to the CPC 101 form conditions listed.
Commission action: Granted the special exception(s) and approved the plat subject to the CPC 101 form conditions listed.
Motion: **Sigler** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

109 Lozano Square replat no 1 C2R Defer
Staff recommendation: Defer the application for two weeks for further study and review.
Commission action: Deferred the application for two weeks for further study and review.
Motion: **Baldwin** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**
Speakers: Mary McRae, Julie Stifflemire, Susan King, Deborah Kinder – opposed; Nichole Bowden, applicant – supportive.

110 Spring ISD New Stadium C2 Defer
Staff recommendation: Defer the application for two weeks for further study and review.
Commission action: Deferred the application for two weeks for further study and review.
Motion: **Sigler** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

111 Waynebeck Enterprises C2R Defer
Staff recommendation: Defer the application for two weeks per the applicant's request.
Commission action: Deferred the application for two weeks per the applicant's request.
Motion: **Clark** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

112 Woodland Lakes Sec 1 C3P Approve
Staff recommendation: Grant the special exception(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Grant the special exception(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Mares** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

G, H and I were taken together at this time.

G EXTENSIONS OF APPROVAL

113 Five Forks Village NWC Reserves EOA Approve
114 Woodlands Creekside Park West Sec 43 EOA Approve

**H NAME CHANGES
NONE**

I CERTIFICATES OF COMPLIANCE

115 19927 S. Plantation Estates Dr COC Approve
116 23332 FM1485 COC Approve
117 22088 White Oak Road COC Approve

Staff recommendation: Approve staff's recommendation for items 113-117.
Commission action: Approved staff's recommendation for items 113-117.
Motion: **Clark** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

118 4139 Leeshire Drive DPV Approve
Staff recommendation: Grant the variance(s) and approve the development plat subject to the conditions listed.
Commission action: Granted the variance(s) and approved the development plat subject to the conditions listed.
Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

119 6151 Lynbrook Drive DPV Approve
Staff recommendation: Grant the variance(s) and approve the development plat subject to the conditions listed.
Commission action: Granted the variance(s) and approved the development plat subject to the conditions listed.
Motion: **Sigler** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF JULY 19, 2018 FOR:

- a. Cedar Creek Ranch partial replat no 1
- b. Herndon Place partial replat no 1
- c. Jacqueline Court replat no 1
- d. Long Point Acres partial replat no 3
- e. Ruburfield partial replat no 1

Staff recommendation: Establish a public hearing date of July 19, 2018 for items II a-e.
Commission action: Established a public hearing date of July 19, 2018 for items II a-e.
Motion: **Baldwin** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 6902 GONZALES STREET

Staff recommendation: Defer the application for two weeks per the applicant's request.
Commission action: Deferred the application for two weeks per the applicant's request.
Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK FOR THE 1900 BLOCK OF SWIFT BOULEVARD, NORTH AND SOUTH SIDES, BETWEEN LANIER DRIVE AND TRAVIS STREET - MLS 709

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for the 1900 block of Swift Boulevard, north and south sides, between Lanier Drive and Travis Street, MLS 709 and forward to City Council.
Commission action: Approved the consideration of a Special Minimum Lot Size Block application for the 1900 block of Swift Boulevard, north and south sides, between Lanier Drive and Travis Street, MLS 709 and forwarded to City Council.
Motion: **Baldwin** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**
Speakers: Dr. Manley Roe, Maryanne Piacentini, Rebecca Bryant and Norman Wright – supportive; Jonathan Enav – opposed; Howard Christy – undecided.

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA FOR PORTIONS OF THE DENVER ADDITION SUBDIVISION - MLSA 707

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Area application for portions of the Denver Addition Subdivision, MLSA 707, and forward to City Council.
Commission action: Approved the consideration of a Special Minimum Lot Size Area application for portions of the Denver Addition Subdivision, MLSA 707, and forwarded to City Council.
Motion: **Baldwin** Second: **Morales** Vote: **Unanimous** Abstaining: **None**

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK FOR THE 400-600 BLOCK OF MERRILL STREET, NORTH SIDE, BETWEEN RURAL STREET AND REAGAN STREET, AND THE 600 BLOCK OF MERRILL STREET, SOUTH SIDE, BETWEEN NORTHWOOD STREET AND REAGAN STREET - MLS 716

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for the 400-600 block of Merrill Street, north side, between Rural Street and Reagan Street, and the 600 block of Merrill Street, south side, between Northwood Street and Reagan Street, MLS 716, and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block application for the 400-600 block of Merrill Street, north side, between Rural Street and Reagan Street, and the 600 block of Merrill Street, south side, between Northwood Street and Reagan Street, MLS 716, and forwarded to City Council.

Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

Speaker: Kandace Klingler – supportive.

VII. EXCUSE THE ABSENCE OF COMMISSIONER(S) BRAVE AND KILKENNY

Commissioner Kilkenny was present, a motion was made to excuse the absence(s) of Commissioner Brave.

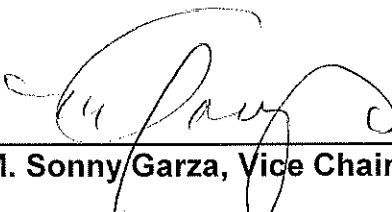
Motion: **Clark** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

**VIII. PUBLIC COMMENT
NONE**

IX. ADJOURNMENT

There being no further business brought before the Commission, Vice Chair M. Sonny Garza adjourned the meeting at 5:27 p.m.

Motion: **Rosenberg** Second: **Mares** Vote: **Unanimous** Abstaining: **None**



M. Sonny Garza, Vice Chair



Michael Kramer, Secretary